

APPROVED
MINUTES OF THE REGULAR MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY

Wednesday, April 4, 2007

2-A

The meeting convened at 7:13 p.m. with Chair Johnson presiding.

1. ROLL CALL

Present: Beverly Johnson, Chair of Alameda
Marie Gilmore, Boardmember, City of Alameda
Doug deHaan, Boardmember, City of Alameda
Frank Matarrese, Boardmember, City of Alameda
Lena Tam, Boardmember, City of Alameda

2. CONSENT CALENDAR

2-A. Approve the minutes of the Regular Meeting of February 7, 2007.

2-B. Approve Subleases for Trans-Freight Express and Bay Ship & Yacht at Alameda Point.

Approval of the consent calendar was motioned by Member Tam, seconded by Member Matarrese and passed by the following voice vote: Ayes – 5; Noes – 0; Abstentions – 0.

3. REGULAR AGENDA ITEMS

3-A. Selection of a New Master Developer for Alameda Point.

Debbie Potter, Alameda Point Project Manager, gave an overview of the staff report and summarized the selection process to date. Afterward, each of the three master developer teams (order chosen randomly by Chair Johnson and Lena Tam: Catellus, Lennar, SunCal) used a 3-minute public speaker opportunity for final remarks before the item was opened for regular public comment. There were several speakers on this item, most commended the Board on the selection process and did not make specific recommendations (for a developer), but discussed certain issues they would like to see the chosen developer address.

After the public comment, Debbie Potter informed the Board of an additional staff recommendation to identify a back-up developer in the event that, at the end of the 60-day due diligence period, the selected developer declines to go forward. Chair Johnson said they would consider this recommendation.

Members of the Board directed specific questions to each developer team before entering into discussion. The following motions were made:

Member Matarrese motioned to select Catellus as the Master Developer with Lennar as the back up developer. Motion was seconded by Chair Johnson and failed by the following voice vote: Ayes – 2 (Johnson, Matarrese), Noes – 3 (deHaan, Tam, Gilmore).

Member Tam motioned to select SunCal as the Master Developer with Lennar as the back up developer. Motion was seconded by Member deHaan and failed by the following voice vote: Ayes – 2 (Tam, deHaan), Noes – 3 (Johnson, Matarrese, Gilmore).

Chair Johnson repeated the motion to select Catellus as the Master Developer with Lennar as the back-up developer. Motion was seconded by Member Matarrese and failed by the following voice vote: Ayes – 2 (Johnson, Matarrese), Noes – 3 (deHaan, Tam, Gilmore).

Member Gilmore motioned to select both Catellus and Lennar as Co-Master Developers. Motion was seconded by Chair Johnson.

After seconding the motion, at 10:10 p.m., Chair Johnson called a 10 minute recess so that Catellus and Lennar could discuss the partnership option. The meeting reconvened at 10:25 with Catellus and Lennar requesting 30 days to formalize a partnership agreement.

The motion to select Catellus and Lennar as Co-Master Developers was passed by the following voice vote: Ayes – 3 (Johnson, Matarrese, Gilmore), Noes – 2 (deHaan, Tam). Catellus' and Lennar's request for an additional 30 days to formalize a partnership agreement was also granted.

4. ORAL REPORTS

4-A. Oral report from Member Matarrese, RAB representative.

Member Matarrese attended the March 1 meeting. The two main topics included Site 26, and the remediation action workplan (RAW) for Sites 1, 2, and 32. Additional sampling was being done along Site 26, east of the seaplane lagoon, and there was discussion regarding the different types of remediation design, including bio remediation and oxidation. There was a presentation on Sites 1, 2 (most contaminated area) and 32. The RAW was being finalized the prior week and the RAB will draft a record of decision (ROD) on Site 1. Member Matarrese anticipates that staff will have comments on the draft ROD and will present them to the ARRA at its next meeting.

5. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

Bill Smith spoke about various topics.

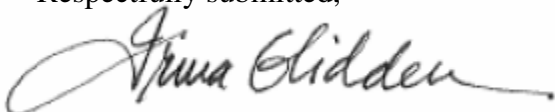
6. COMMUNICATIONS FROM THE GOVERNING BODY

Member deHaan clarified that the MTC's presentation at the March 29th Community Workshop was a conceptual plan of a transit oriented community and that there was no real overlay in the constraints.

7. ADJOURNMENT

Meeting was adjourned at 10:38 by Chair Johnson.

Respectfully submitted,



Irma Glidden
ARRA Secretary